

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/FLN/21
(for 2nd Deferment)**

- Applicant** : Best Galaxy Limited represented by PlanPlus Consultancy
- Site** : Lots 2083 (Part), 2085 (Part), 2086 (Part), 2087 (Part), 2088 (Part), 2089 (Part) and 2130 (Part) in D.D. 51, Fanling North, New Territories
- Site Area** : About 1,931 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Fanling North Outline Zoning Plan (OZP) No. S/FLN/2
- Zoning** : “Open Space” (“O”)
- Application** : Proposed Underground Public Vehicle Park (excluding container vehicle)

1. Background

- 1.1 On 6.11.2019, the applicant submitted an application to seek planning permission for the development of a proposed underground public vehicle park (excluding container vehicle) at the application site (**Plan A-1**). On 3.1.2020, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application, as requested by the applicant, to allow two months’ time for the applicant to prepare further information to address departmental comments.
- 1.2 On 2.3.2020, the applicant submitted further information including responses to departmental comments and revised traffic impact assessment. The application is scheduled for consideration by the Committee on 24.4.2020.

2. Request for Deferment

On 8.4.2020, the applicant wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application to allow two months’ time for the applicant to prepare further information to address departmental comments and public comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred once at the request of the applicant to allow two months' time for submission of further information to address departmental comments. Since the first deferment on 3.1.2020, the applicant has submitted responses to departmental comments with revised traffic impact assessment on 2.3.2020. However, more time is needed by the applicant to prepare further information to address comments from Government departments and the public.
- 3.2 The Planning Department has no objection to the request for deferment as the justification for deferment meets the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33) in that the applicant needs more time to prepare further information in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.3 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of further information from the applicant. If the further information submitted by the applicant is not substantial and can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed a total of four months for preparation of submission of further information, and no further deferment would be granted unless under very special circumstances.

4. Decision Sought

The Committee is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the application will be submitted to the Committee for consideration at the next meeting.

5. Attachments

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| Appendix I | Letter dated 8.4.2020 from the applicant's representative |
| Plan A-1 | Location Plan |